

**SELL YOUR TENANTED  
PROPERTY.COM**



# **PROPERTY INVESTMENT SCHEDULE**

**187 Whitehall Rd,  
Gateshead  
NE8 0JR**

# PROPERTY DETAILS

187 Whitehall Rd, Gateshead,  
Tyne And Wear

OFFERS OVER  
£86,500

Sell Your Tenanted Property are delighted to bring to market this 3- bedroom flat situated in the sought after area of Gateshead

**Type Of Home**

Flat

**Tenure**

Leasehold

**Rent**

£500/PCM

**Returns**

£6,000

**Yeild**

6.6%

**Bedrooms**

3

**Bathrooms**

1

**Reception**

1

**Area Sqft**

958

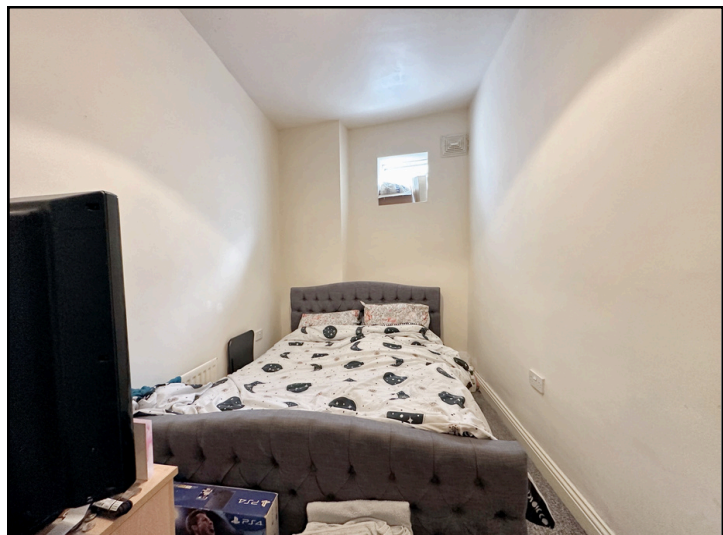
# PROPERTY IMAGES



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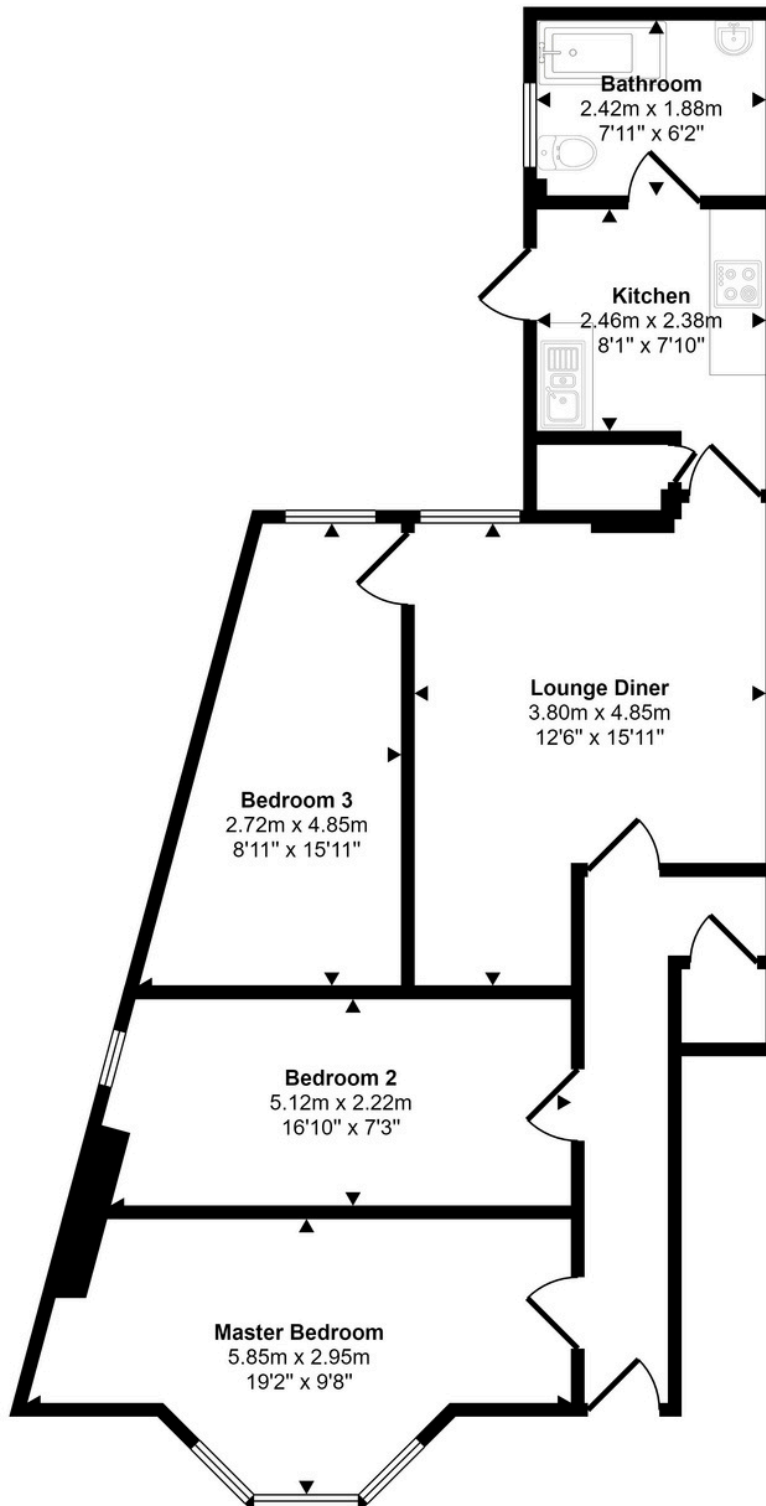


# PROPERTY IMAGES



# FLOOR PLAN

Approx Gross Internal Area  
73 sq m / 790 sq ft



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

# INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.  
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.

2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.  
We then used the historic performance to show the potential future increase  
over the next 5 years based on the current market value.

- **Page 8 – Current annual rent returns for a cash purchase.**
- **Page 9 - Potential annual rent returns for a cash purchase & for 75% LTV purchase.**
- **Page 10 – Historic increase in value & potential future increase in value. Within the area.**
- **Page 11 – Combined potential rental & potential increase in value: to give a Total Potential Return - over 5 years**

# RETURN AT CURRENT RENT £500/PCM

Cash Purchase Investment/ Current Return = **6.6% Yeild**

## Investment

House Purchase Price	86,500
LBTT	£2,595
Legal Fees	£1000
Total Investment	£90,095

## Income

Annual Income	£6,000
Less Mortgage Int	£0
Factor Fees	£0
Net Annual Income	£6,000



# RETURN AT POTENTIAL RENT £555/PCM

Cash Purchase Investment/ Current Return = **8.7% Yeild**

## Investment

House Purchase Price	£86,500
LBTT	£2,595
Legal Fees	£1000
Total Investment	£90,095

## Income

Annual Income	£6,660
Less Mortgage	£0
Factor Fees	£0
Net Annual Income	£6,660

BTL Mortgage Investment/ Current Return = **13.5% Yeild**

## Investment

25% Of Purchase Price	£21,625
LBTT	£2,595
Legal Fees	£1000
Total Investment	£25,220

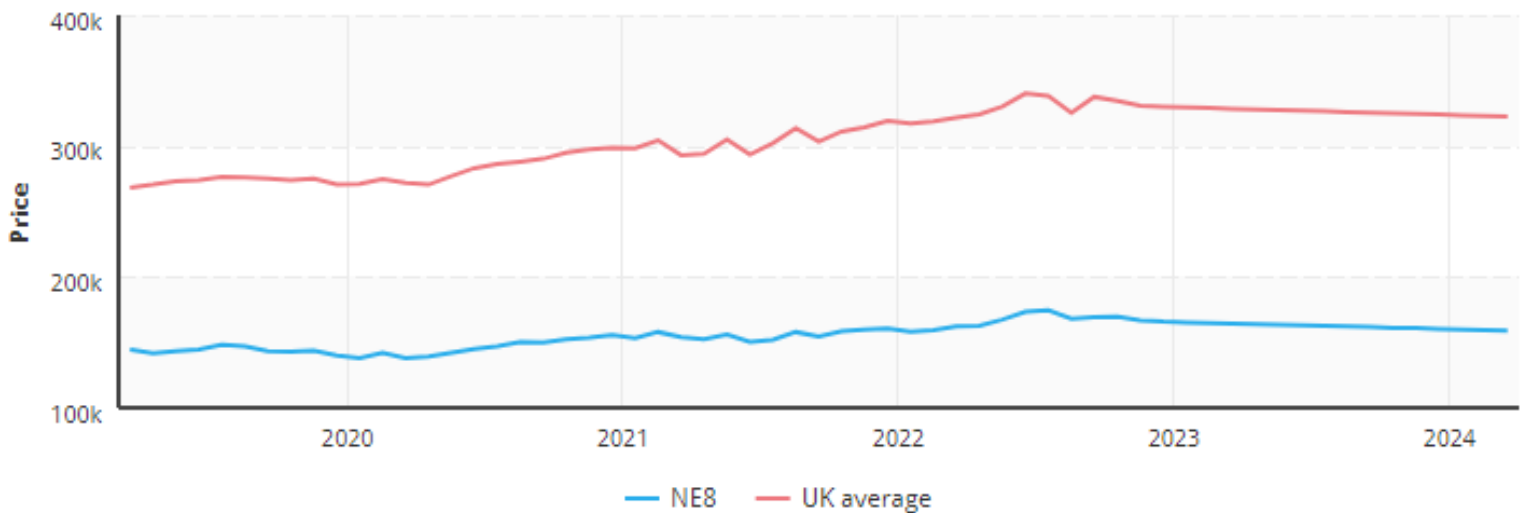
## Income

Potential Annual Income	£6,660
Less Mortgage Int	£3,243
Factor Fees	£0
Net Annual Income	£3,417

\*Assumed 25% deposit & BTL interest rate of 5%

# PROJECTED FUTURE VALUE

## House prices in the NE8 Area In The Last 5 Years



Historically, House prices in the NE8 area have risen by 14%

# TENANT POTENTIAL RETURN OVER 5 YEARS

## BASED ON THE POTENTIAL RENT

### 5 Year Total Potential Return

Cash Purchase Investment/Potential Total Return **53.7%**

Cash Investment	£90,095
5 Year Income	£33,300
Potential Increase In Value (based off of CMV of £108k)	£15,120
House Price In 5 Years	£123,120 (very conservatively)
Total Potential Return	£48,420

BTL Mortgage Investment/Potential Total Return **127.7%**

Cash Investment	£25,220
5 Year Net Income	£17,085
Potential Increase In Value	£15,120
Total Potential Return	£32,205

# TENANT INFORMATION



Tenancy Agreement In Place



No Missed/ Late Rent Payments In Last 12 Months



Tenant Expected To Stay Long Term



Property Fully Compliant (EICR/ Gas Safety etc)

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# LOCAL SALES ACTIVITY

## 205, Whitehall Road, Gateshead, Tyne And Wear NE8 4PS

3 bed, flat

<b>£142,000</b>	14 Oct 2022	Leasehold
£80,000	24 Feb 2012	Leasehold
£87,000	21 Aug 2006	Leasehold



## 207, Whitehall Road, Gateshead, Tyne And Wear NE8 4PS

2 bed, flat

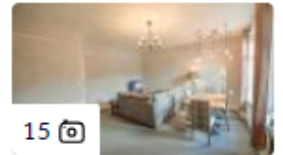
<b>£71,750</b>	25 Nov 2021	Leasehold
£90,000	30 Jul 2007	Leasehold
£75,000	26 Aug 2004	Leasehold



## 221, Whitehall Road, Gateshead, Tyne And Wear NE8 4PS

4 bed, flat

<b>£105,000</b>	30 Jul 2021	Leasehold	
£117,500	28 May 2008	Leasehold	
£89,000	27 Apr 2007	Freehold	+ 1 extra record





## 219, Whitehall Road, Gateshead, Tyne And Wear NE8 4PS

Flat

<b>£105,000</b>	30 Jul 2021	Freehold
£89,000	27 Apr 2007	Leasehold
£63,500	27 Oct 2006	Leasehold



# LOCAL LETTINGS ACTIVITY




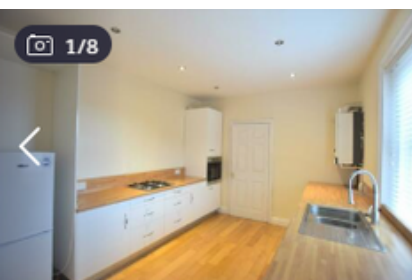
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**Kenilworth House, Ochre Yards, Gateshead, Tyne and Wear** ✕

Apartment 🛏 1 🚿 1

**\*\* FURNISHED APARTMENT IN POPULAR OCHRE YARDS DEVELOPMENT AVAILABLE NOW\*\*** Living Spaces are delighted to offer to the rental market this one bedroom basement apartment

**£750 pcm**  
£173 pw



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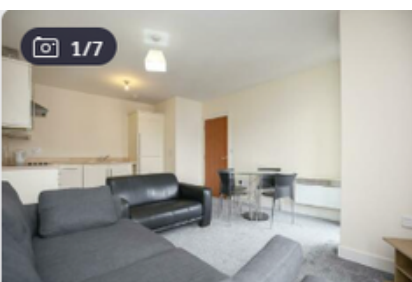
**Saltwell Road, Gateshead, NE8** ✕

Apartment 🛏 2 🚿 1

TWO BEDROOM PART FURNISHED FLAT AVAILABLE IMMEDIATELY is this well presented TWO BEDROOM first floor flat situated on Saltwell Road in Gateshead. The location is convenient for access to

**£795 pcm**  
£183 pw

Added today by Sarah Mains Residential Sales and Lettings, Low Fell




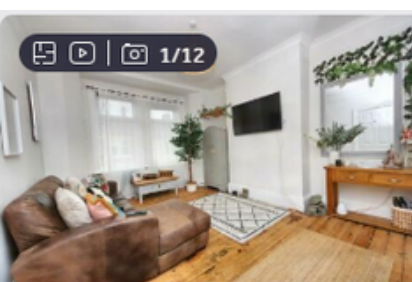
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**Colombo Square, Ochre Yards, Gateshead** ✕

Apartment 🛏 1 🚿 1

Available Now - Featuring a modern design and located on the top floor of Colombo Square, Bricks and Mortar are pleased to offer this spacious and furnished one bedroom apartment. Ideal for a

**£875 pcm**  
£202 pw



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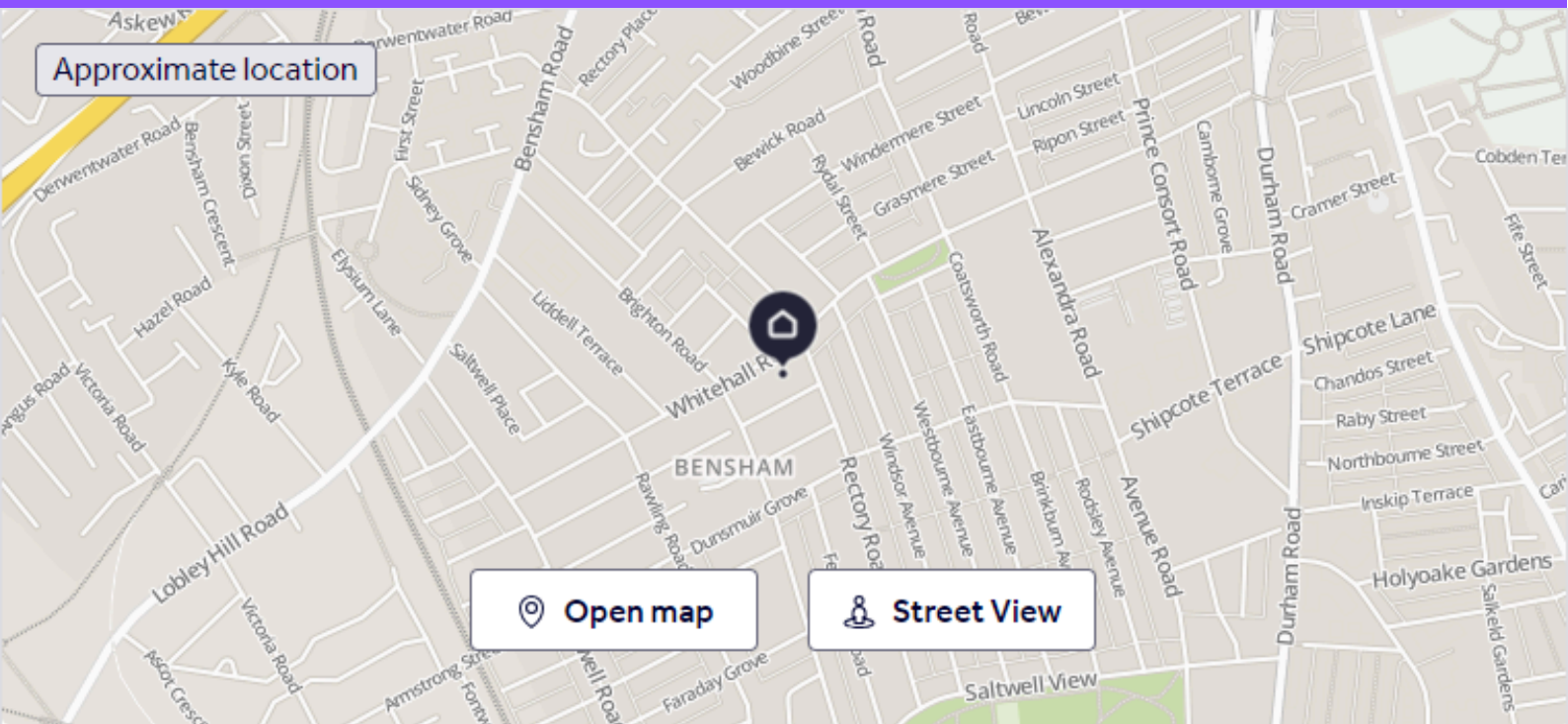
**Eastbourne Avenue, Saltwell, Gateshead, NE8** ✕

Flat 🛏 3 🚿 1

Available from the 4th May 2024 on an unfurnished basis.

**£725 pcm**  
£167 pw





# LOCAL SCHOOLS



 Stations

 Schools

## NEAREST SCHOOLS

-  **Corpus Christi Catholic Primary School, Gateshead** 0.2 miles  
State School | Ofsted: Outstanding
-  **Kelvin Grove Community Primary School** 0.2 miles  
State School | Ofsted: Good
-  **Gateshead Jewish Boarding School** 0.2 miles  
Independent School | Ofsted: Requires improvement
-  **Caedmon Community Primary School** 0.2 miles  
State School | Ofsted: Good

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# Contact Information



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